



**To:** City of St. Louis Planning Commission

**From:** Don Roe, Director

**Subject:** Revision of Development Plan - PUD  
North Market Plan PUD District, Phase 2A – (C.B. 633)  
1323, 1325 & 1329 Monroe St. – Old North St. Louis Neighborhood

**Date:** April 1, 2016

That the Planning Commission approves revising the Development Plan for Phase 2A to substitute the attached floor plans, elevations and site plan for three (3) single family houses at 1323, 1325 & 1329 Monroe in conformity with the Sketch Plan for North Market Plan PUD District.

## **1.0 Background**

**Phase 2A Area:** Because several buildings on North Market were going to be rehabilitated instead of demolished as proposed under the original Sketch Plan, the developer in January 2005 shifted 8 construction lots to the north side of Monroe St. between N. 13<sup>th</sup> and N. 14<sup>th</sup> Streets. The Phase 2A Area was planned to have eight (8) single family residences chosen from the four approved model types that were utilized in Phase 1. Rehabilitation of six (6) vacant residential buildings located in Phase 2 was proposed at 1424, 1425, 1436, 1440 and 1454 Monroe and 2213 Blair under the North Market Place Apartments development.

## **2.0 Comments**

Planning staff has reviewed the applicant's site plan, floor plans and elevation plans with the approved Sketch Plan and find the below list of seven standards for a Development Plan are met

1. No setback requirements will be required except those dictated by other City codes;
2. Height requirements shall be the same as those for the least restrictive adjacent residential zoning district;
3. All lots shall have access to a public or private street either directly or by way of a court or drive maintained under the jurisdiction of a trustee organization.
4. The overall residential density of the PUD should be no greater than that permitted in the E Multiple-Family Dwelling District;
5. The PUD shall include at minimum twenty (20) percent of the site in open space, half of which may be privately controlled; (note public green space in other phases including medians, front lawn areas and a proposed pocket park meet the minimum for the entire North Market Plan PUD District).
6. The project shall not be required to be on one contiguous site; however the PUD shall extend in area only so far as it can still reasonably be considered one development. Any intervening property shall be included on the development plan and shall be described;
7. Buffering or screening with vegetation may be required between separate uses or between existing and proposed development

### **2.1 Public Input**

The Housing, Urban Design and Zoning (HUDZ) Committee of the Board of Aldermen has conducted a public hearing as part of the ordinance process for the Sketch Plan for the North Market Plan PUD.

### **2.2 Previous Commission Action**

The Commission approved the Sketch Plan for the North Market Plan PUD in October of 2001. The Board of Aldermen approved the ordinance adopting the PUD in February of 2003. The Development Plan for Phase 2A was approved in January of 2005 and revision for Phase 1B was approved in May of 2005.

## **2.3 Requested Action**

Section 26.80.050 of the City of St. Louis Revised Code states that a detailed Development Plan for the PUD shall be submitted to the Planning Commission for approval. In making its determination whether to approve or disapprove a detailed Development Plan, the Commission shall review the development plan for its conformity to the approved Sketch Plan. In those developments, which are to be constructed in phases, a development plan for the initial phase of construction may be submitted to the Commission. Subsequent phases will require approval of development plans that also conform to the sketch plan.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

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## **Requested Recommendation**

That the Planning Commission approves the requested revision to the development plan for the North Market Plan PUD District, Phase 2A by finding it to be in conformity with the approved Sketch Plan in Ordinance 65847, 02/25/03.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The revision to the detailed Development Plan for the North Market Plan PUD District, Phase 2A in City Block 633 is hereby approved by finding it to be in conformity with the Planning Commission approved Sketch Plan per Ordinance 65847.
2. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify relevant City departments that the revisions are approved and that building permits may be issued to the petitioner even though the PUD does not meet the various regulations of the “D” Multiple Family Dwelling District or the “F” Neighborhood Commercial District.

## EXHIBIT "A"



2700 N. 14th Street  
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*Executive Director*

March 30, 2016

Mr Dick Zerega  
Senior Urban Planner  
City of St. Louis Planning and Urban Design Agency  
1520 Market Street Suite 2000  
St. Louis, MO 63103

RE: Proposed revision of North Market Place PUD for 1323, 1325 & 1329  
Monroe St.

Dear Mr. Zerega:

Old North Saint Louis Restoration Group is in full support of the proposed revision to the North Market Place Planned Unit Development for 1323, 1325, and 1329 Monroe Street. This proposal fits within the community vision for this area that was developed over many years, and previously led to the construction of 20 new urban scaled infill homes in the PUD area.

ONSLRG is a not-for-profit, neighborhood-based community development organization with a mission to revitalize the physical and social dimensions of the Old North neighborhood in a manner that respects the community's historic, cultural, and urban character. The three new homes proposed for these addresses will positively impact the neighborhood by bringing in new residents in homes that are designed for the urban context of the Old North St. Louis neighborhood.

We are proud of the progress we've made with the comprehensive, neighborhood-wide revitalization in the Old North neighborhood, but we still have a long way to go. We would greatly appreciate the support of the Planning Commission in helping ONSLRG continue the the long-term successful community-based neighborhood revitalization effort by approving the revisions to the North Market Place PUD.

Thank you and feel free to contact me by phone at 314-241-5031, ext. 103, or by email at [sean@ONSL.org](mailto:sean@ONSL.org) if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Sean Thomas".

Sean Thomas  
Executive Director

# Monroe Homes

1323-1329 Monroe Avenue, St. Louis MO

A1

NOTE:  
ALL AMERICAN HOMES MAY FRAME  
EXTERIOR WALLS WITH 2x6 NOMINAL  
STUDS. EXTERIOR WALLS MAY BE  
SHOWN WITH 2x4 NOMINAL EXTERIOR WALL  
STUD SIZE. IF 2x6 EXTERIOR WALL  
STUDS ARE USED, EXTERIOR  
DIMENSIONS WITH ASTERISKS WILL  
DECREASE BY 2"







